

Name: Weili Tien Liao (owner)

Address: 114 Cranbourne St Riverstone (Lot 5 DP712 Sec Q)

Current zoning: R2 low density residential (Multi-dwelling housing) – Appendix 4, clause 2.5 under the Growth Centres SEPP (under powerlines)

I, Weili Tien Liao, of 114 Cranbourne St Riverstone do not agree to the density cap requirements on the following grounds

Neighbours on either side have already submitted DA plans to Blacktown Council for plans for townhouses. See attached. They are now exempt from these changes.

This will result in inconsistent planning outcomes from townhouses to 300-400m blocks then townhouses again on the same street. This creates negative visual impact outcomes.

We are penalised for continue to run our farming business and selling later than our neighbours. Both Allam Homes and Universal Property Group who are adjacent developers now have no interest in acquiring our land unless it is at a 30%-40% discount to what they paid for on the adjoining blocks.

Due to the powerlines the attractiveness of the property the development potential is further reduced with these changes.

Low Density Residential (multi-dwelling housing) - Appendix 4, Clause 2.5 was established at the time to address the issues of powerlines, to allow more density and compensate the areas that cannot be developed, as well as providing additional open space under the powerlines. The blanket proposal density cap does not address special areas under powerlines (along Guntawong Rd and Cranbourne St).

Please note that our neighbours on Cranbourne St will not make a submission because they have been sold and the developers have already submitted their plans for multi dwelling housing.

Suggestions:

- Allow for consistency in planning outcomes by not implementing the density cap for blocks under the powerlines.
- Continue to adopt appendix 4, clause 2.5 of the current SEPP
- Implement a density cap but increase the number allowable maximum dwellings to 35 in areas under the powerlines, as it was intended under appendix 4, clause 2.5 of the current SEPP. Density will still be controlled by height and minimum lot sizes.

By increasing the maximum density of 35 lots per hectare, it will provide flexibility in planning outcomes as well as reducing visual impact for areas under the powerlines. We request the department to be consistent in their planning policy and not produce the unintended results of significant visual impact of neighbouring properties achieving 50 dwellings per hectare (on either side) and a significant reduction on residential blocks on our block in isolation.

Yours sincerely

Weili Tien Liao